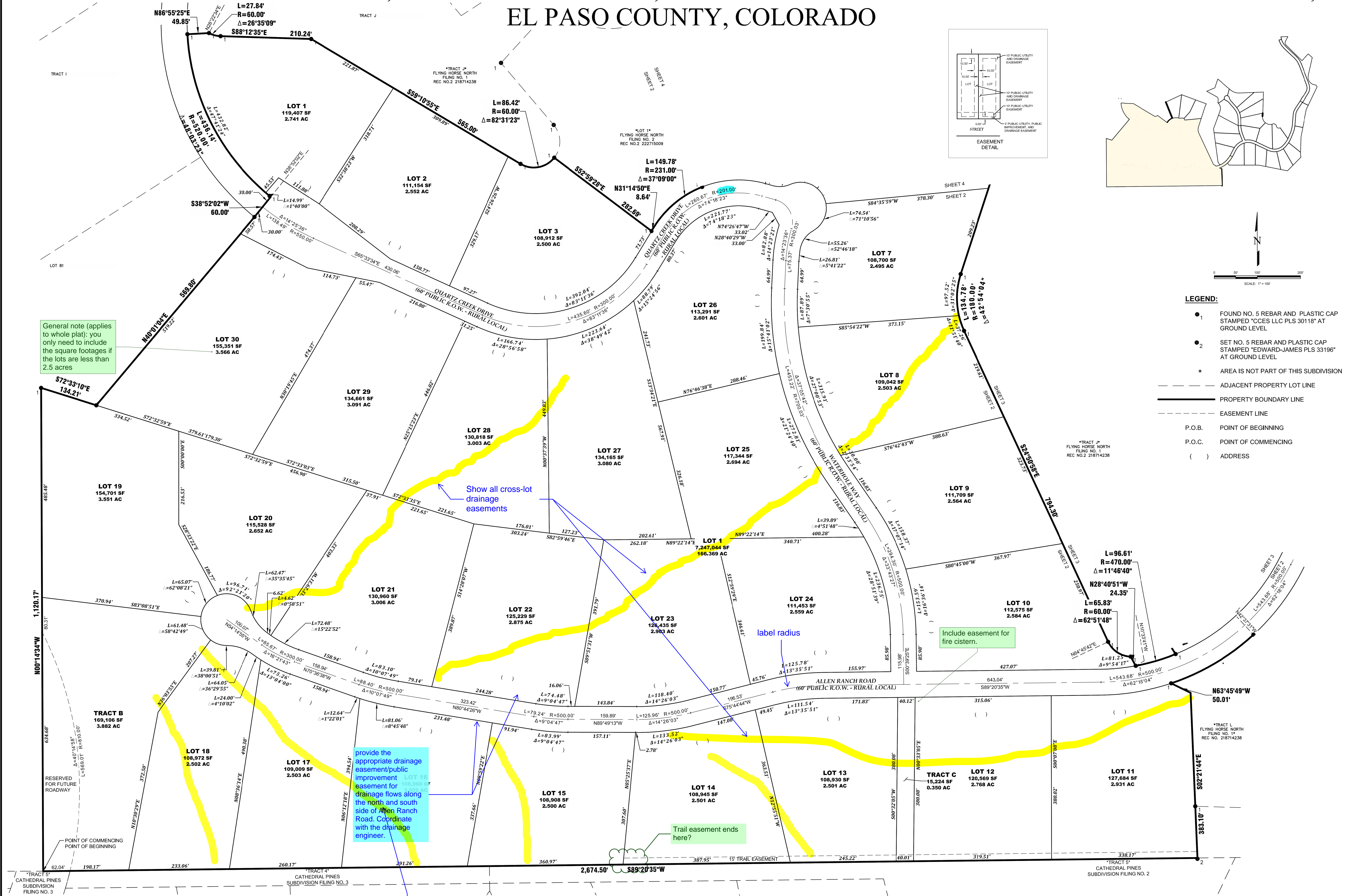




# FLYING HORSE NORTH FILING NO. 3

A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



General note (applies to whole plat): you only need to include the square footages if the lots are less than 2.5 acres

Show all cross-lot drainage easements

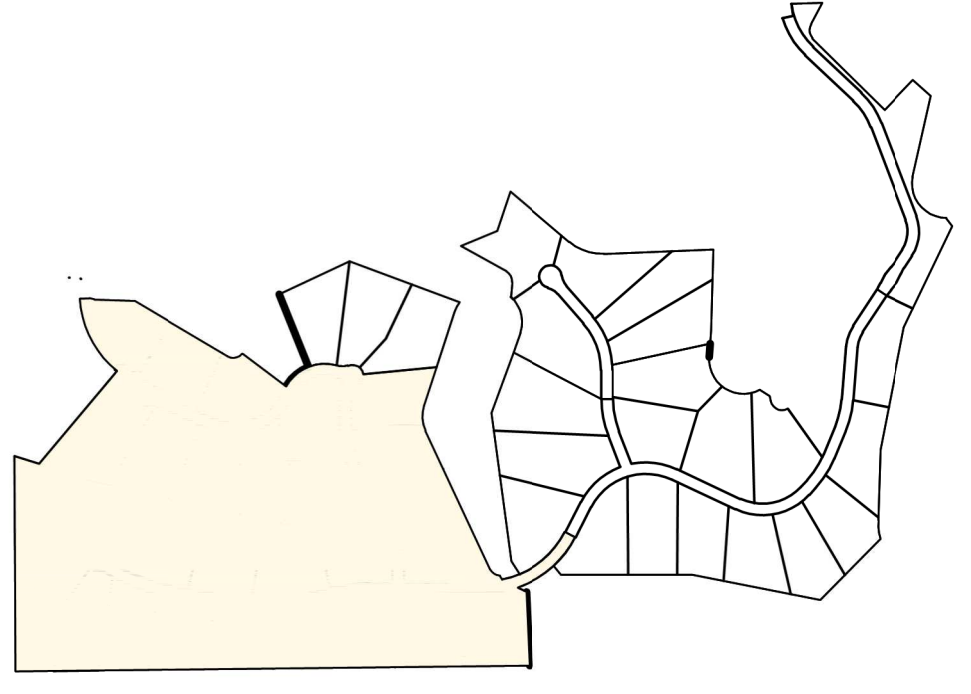
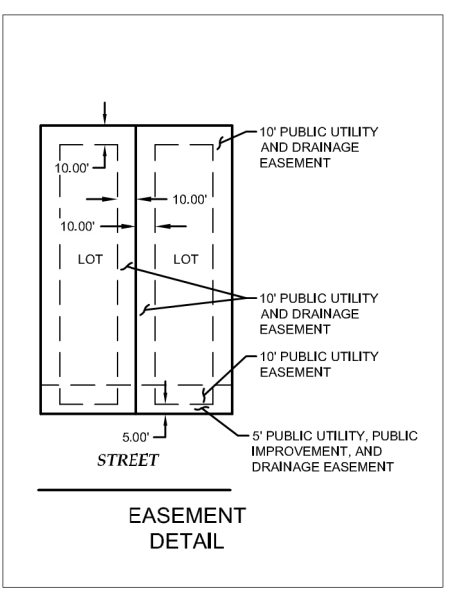
label radius

Include easement for fire cistern.

provide the appropriate drainage easement/public improvement easement for drainage flows along the north and south side of Allen Ranch Road. Coordinate with the drainage engineer.

Trail easement ends here?

all roads



- LEGEND:**
- FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
  - SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
  - \* AREA IS NOT PART OF THIS SUBDIVISION
  - ADJACENT PROPERTY LOT LINE
  - PROPERTY BOUNDARY LINE
  - - - EASEMENT LINE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - ( ) ADDRESS

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206

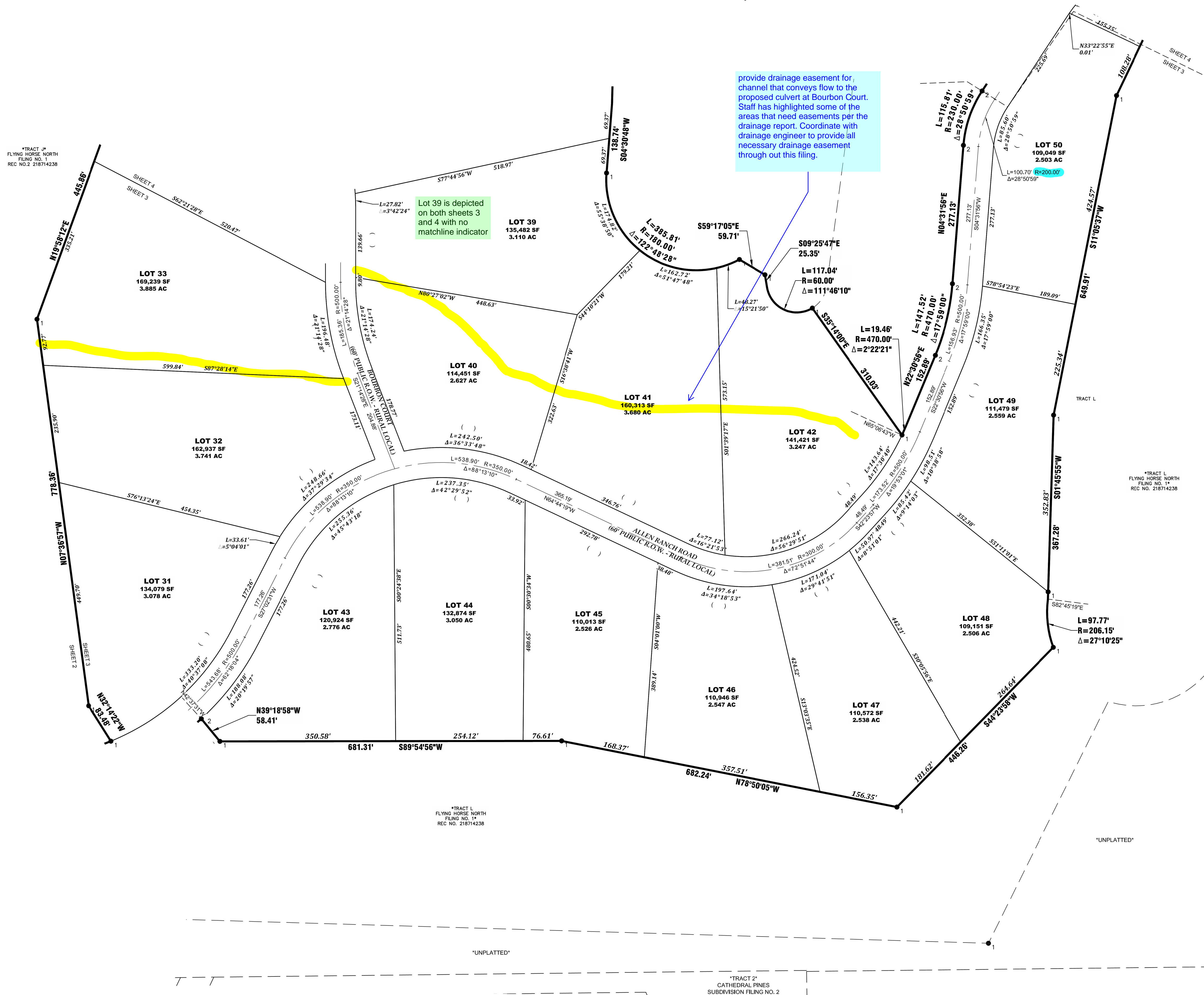
4732 Eagleridge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247

FLYING HORSE NORTH FILING NO. 3  
 PLAT  
 A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1"=100'
JOB NO.	2417-00
DATE CREATED	6/9/2023
DATE ISSUED	DRAFT
SHEET NO	2 OF 4

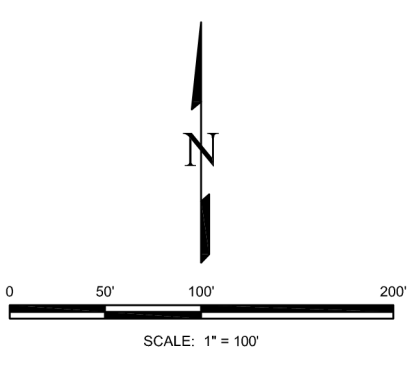
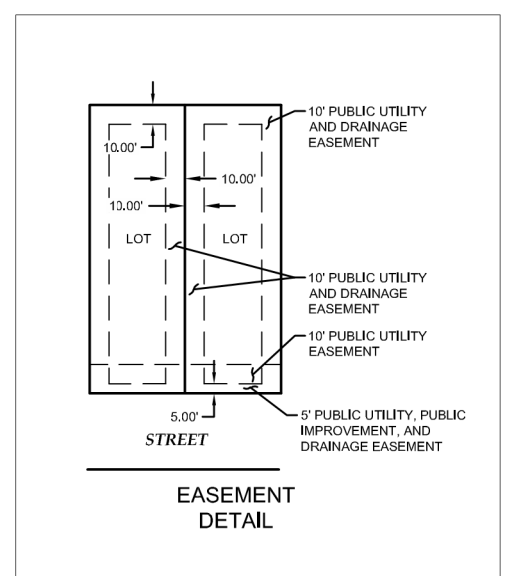
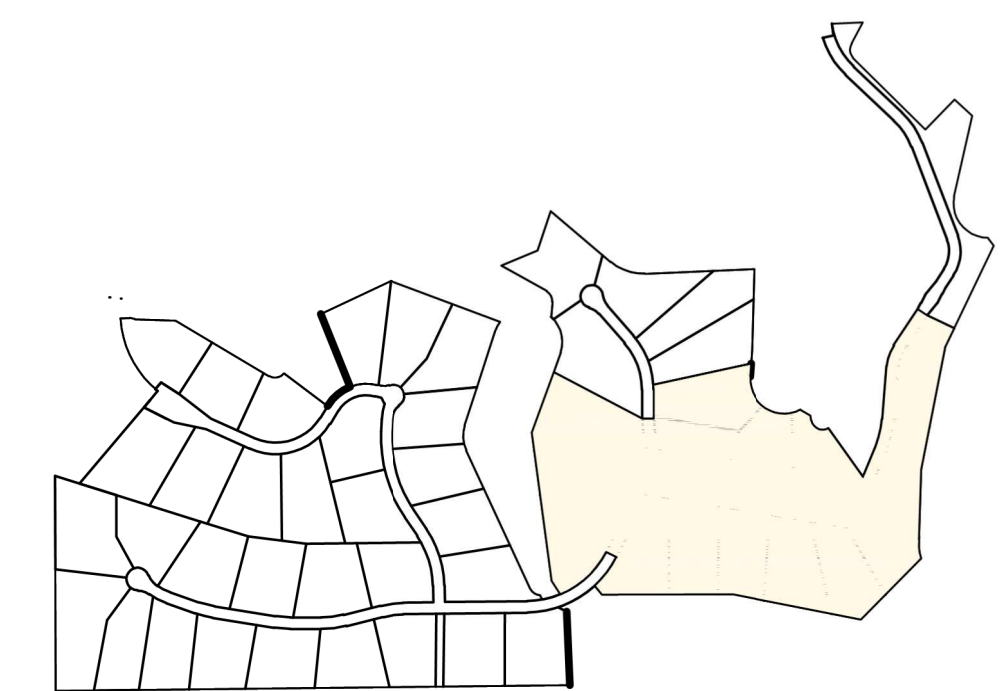
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EL PASO COUNTY, COLORADO



provide drainage easement for channel that conveys flow to the proposed culvert at Bourbon Court. Staff has highlighted some of the areas that need easements per the drainage report. Coordinate with drainage engineer to provide all necessary drainage easement through out this filing.

Lot 39 is depicted on both sheets 3 and 4 with no matchline indicator



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NO.	REVISIONS	DESCRIPTION	DATE

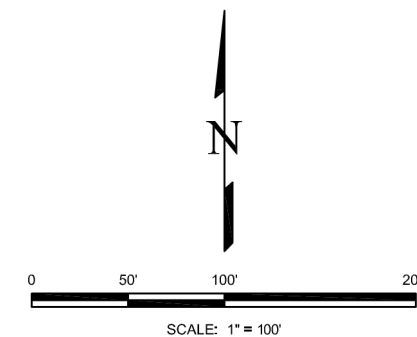
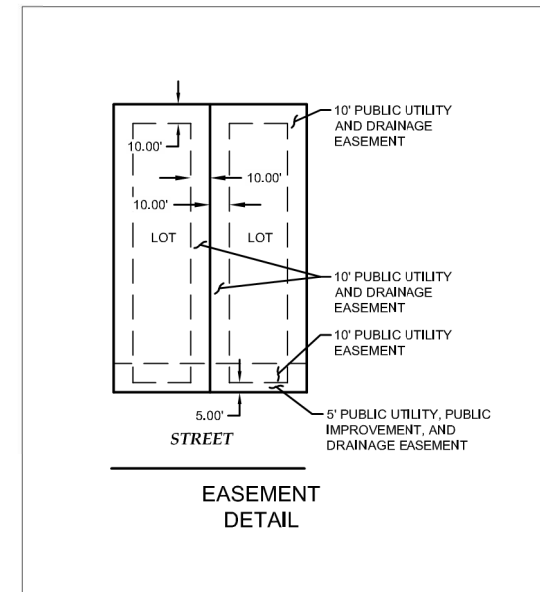
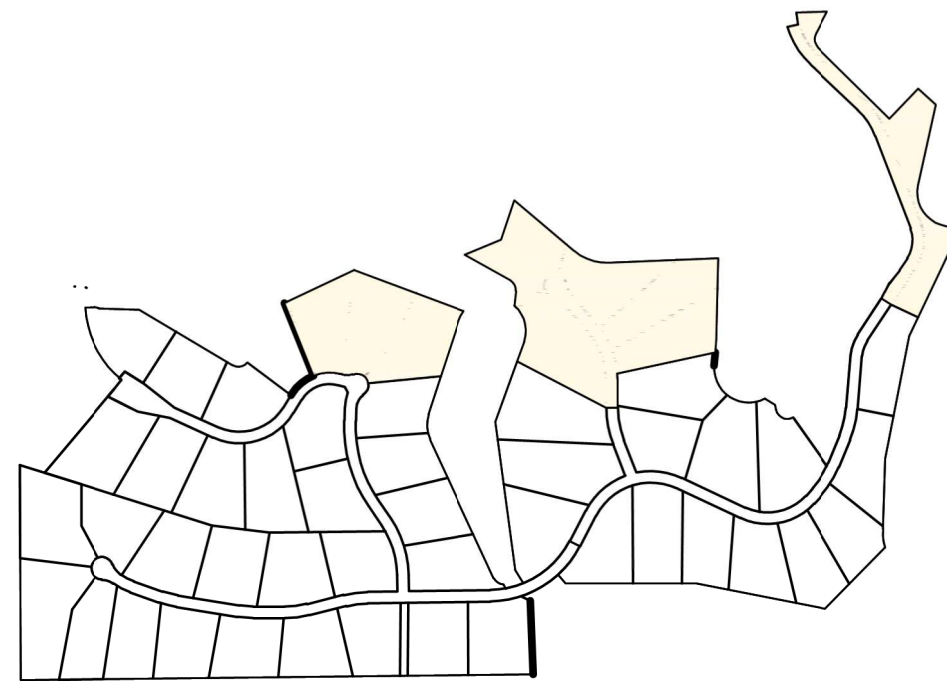
**EDWARD-JAMES SURVEYING, INC.**  
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 EL PASO COUNTY, COLORADO

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CHECKED BY	ERF
H-SCALE	1"=100'
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SHEET NO	3 OF 4

# FLYING HORSE NORTH FILING NO. 3

A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



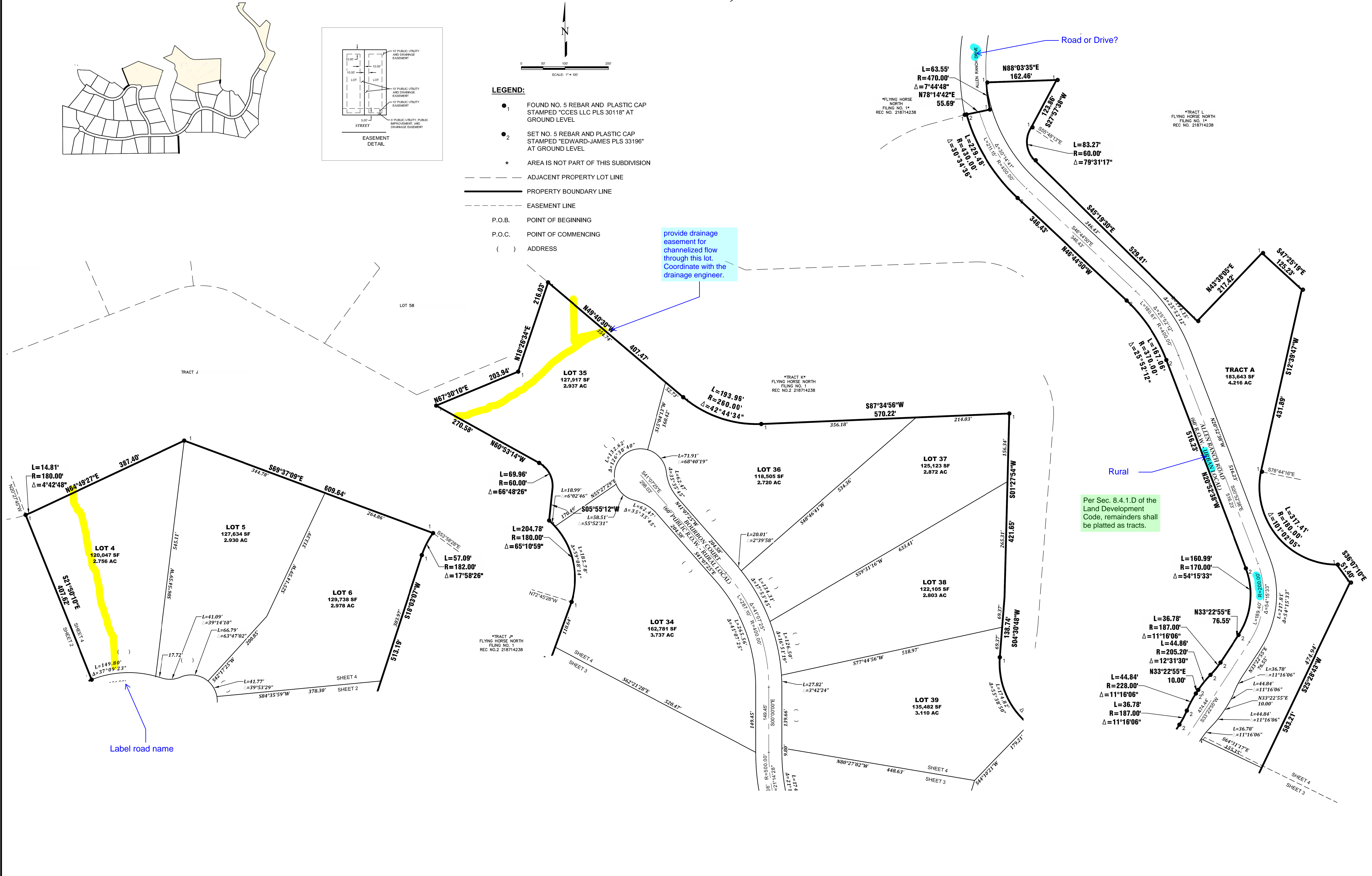
- LEGEND:**
- 1 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
  - 2 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
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  - PROPERTY BOUNDARY LINE
  - - - EASEMENT LINE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - ( ) ADDRESS

provide drainage easement for channelized flow through this lot. Coordinate with the drainage engineer.

Road or Drive?

Rural  
Per Sec. 8.4.1.D of the Land Development Code, remainders shall be platted as tracts.

Label road name



NO.	REVISIONS	DESCRIPTION	DATE

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